

TOWN OF NEWSTEAD  
PLANNING BOARD MINUTES  
March 19, 2001

PRESENT: Dave Wakeman, Chairman  
Terry Janicz  
Don Hoefler Don Folger, Code Enforcement Officer  
Tom Cowan Rebecca Baker, Planning Board Clerk  
John Potera  
Mark Decker  
Andy Kelkenberg

The meeting was called to order at 7:32pm. Dave thanked Terry for acting as Chairman at the February 19<sup>th</sup> meeting. John motioned to accept the February 19<sup>th</sup> minutes as written. Andy seconded the motion and all approved.

The board discussed the request for a special permit by Ms. Jenkins for a dog kennel on Barnum Rd. After reviewing the code, it will be necessary for Ms. Jenkins to file a site plan drawn by an engineer. Rebecca will write her a letter and include a copy of the site plan checklist. The special permit, if granted, will be renewable annually.

The board next met with Tim Arlington from Apex Consulting regarding the site plan for McDonalds. Some discussion regarding the driveway entrances was held and it was decided that the board will defer to the DOT regarding one or two entrances. Because the variance request was denied by the Zoning Board of Appeals, McDonalds will have to move the building back to the 65 ft. setback. This will reduce the parking spots by 1, however according to code only 28 are required. There will be approximately 45 parking spaces. The board requested directional signs where the entrance off Buell St. meets the primary site location. This is to ensure correct traffic flow. McDonalds has provided the Health Dept with the septic plan and are waiting for comments. The Town may contact the Troopers to request posting NO PARKING signs on RT.5. It was noted that the shed will have to meet the 10 ft. setback. Don asked to incorporate the curb on the south side of the driveway onto Buell St. along the entire driveway. Dave mentioned contacting Uni Mart to see if they could correct the water issue between the two lots. The ditch cut on Buell St. will have to be part of the driveway permit. Questions arose regarding the sign on Buell St. The board requested a smaller sign with an 8 ft. clearance under the sign. McDonalds will look into other sign models that could be used. The restaurant will be open from 6am until 11pm at which time the lighting of the signs will go off. The board was told that the building will be white with red trim. McDonalds has decided that all their restaurants will be uniform in color. Dave requested a rendering for the next meeting. If the DOT responds before the April 2<sup>nd</sup> meeting, McDonalds will return with a final site plan. If not, they will wait until the April 16<sup>th</sup> meeting.

The board questioned the current sign ordinance and would like to look into making some changes. Don Folger suggested getting information from other towns. His office will request the data.

The board reviewed the unfinished items and there was nothing new to discuss.

Tom motioned to adjourn the meeting at 9:45pm, seconded by Terry and all approved.

Respectfully submitted by,  
Rebecca K. Baker,  
Recording Secretary